



**Arlington Historic District Commissions
Draft Minutes**

**September 23, 2021 8:00 PM
Conducted by Remote Participation**

Commissioners Present: D. Baldwin, C. Barry, M. Bush, B. Cohen, S. Makowka, B. Melofchik, J. Worden

Commissioners Not Present: M. Audin, A. Frank Johnson, C. Tee

Guests:

- 1. AHDC Meeting Opens 8:00pm**
- 2. Approval of draft minutes from June 24 and August 26, 2021; J. Worden noted some minor edits he had forwarded to C. Greeley. J. Worden moved approval of both sets of minutes inclusive of the small edits, seconded by B. Cohen. Roll call – Melofchik – abstain, Baldwin – y, Cohen – y, Barry – abstain, Worden – y, Bush – y, Makowka – y. Both sets of minutes approved.**
- 3. Appointment of Alternate Commissioners - Pleasant Street - M. Bush, S. Makowka, B. Melofchik; Jason Gray - M. Bush, B. Cohen, S. Makowka, B. Melofchik; Mt Gilboa/Crescent Hill - S. Makowka, B. Melofchik.**
- 4. Communications**
 - a. Letter from R. Ellenhorn (87 Pleasant Street owner) for reconsideration on denial (20-48P) for Tesla solar roof at 87 Pleasant Street
 - b. Application from 49 Academy Street (Baldwin) for fiberglass gutters
 - c. CONA applications for 93 Crescent Hill Ave. (Peura-roof); 62 Crescent Hill Ave. (Wenocur-radon mitigation system); 221 Pleasant Street (Jones-roof); 66 Pleasant Street (Frauneri-roof)
 - d. Email from Wynelle Evans to Historic & Cultural Resources Working Group, some of whom are members of the AHDC and AHC
 - e. S. Makowka communicated with Town Clerk's office and received some push back on the long-term retention issue countering that she is willing to keep up to 5 years of certificates. S. Makowka note that we should discuss further our position on record keeping. J. Worden did contact the Mass. Historical Commission and the new person said she's following the secretary of Commonwealth's guidelines which he forwarded to the Chair S. Makowka. J. Worden also put on the list serve and he will make a summary and present it to the Commissioners at next meeting. M. Bush noted that electronic storage space/cost should not be an issue – lots of options – and noted that, for example, within the last year old records for 187 Lowell Street project were

completely relevant for commission activities. S. Makowka noted that current cost was less an issue than long-term maintenance of any electronic records in an accessible format. Might be a project to coordinate with the town.

- f. House at Mt. Gilboa conservation area discussion – S. Makowka reached out to planning director and got update that they were seeking help to explore what options might exist and he noted that the issued RFP references very clearly that the structure is in an Historic District. M. Bush indicated that he is willing to serve as a liaison on that project on behalf of the Commission.
- g. C. Greeley circulated an invitation from the owner of the recently renovated 51 Academy St for an open house/tour on Monday evening.

5. New Business

- a. **Informal Hearing re: 20 Maple Street (Kapinos) for chimney removal.** P. Kapinos gave presentation. There is a secondary chimney on the back section of the house and he would like to remove it entirely. Looking from the front, you can't really see it but by walking further down the street it is visible at a distance. Contractor will remove chimney and there will be no evidence of the chimney having ever been on the house. Applicant confirmed that the main chimney, that is more visible and decorative, will remain. S. Makowka indicated that this seems appropriate for a 10-day certificate. M. Bush says he could support that himself.
M. Bush moved that the proposal is so insubstantial in its impact on the District that it can be approved by the Commission subject to a 10-day notification of relevant parties. Seconded by C. Barry. Roll call – Melofchik – y, Baldwin – y, Cohen – y, Barry – y, Worden – y, Bush – y, Makowka – y. Unanimous approval. M. Bush moved to approve the proposal to demolish rear chimney as presented – seconded by C. Barry. Roll call – Melofchik – y, Baldwin – y, Cohen – y, Barry – y, Worden – y, Bush – y, Makowka – y. Unanimous approval.
- b. **Informal Hearing re: 40 Irving Street (Green) for railing removal and strip and reroof flat 8 mansard roof surfaces.** D. Green gave presentation – showed older pictures with no railing on the widow's walk. Railing is all rotted and would need to be reconstructed and he would like to just get approval to remove it permanently. This is clearly not an original feature of the house.

B. Cohen moved that the proposal is so insubstantial in its impact on the District that it can be approved by the Commission subject to a 10-day notification of relevant parties, seconded by C. Barry. Roll call – Melofchik – y, Baldwin – y, Cohen – y, Barry – y, Worden – y, Bush – y, Makowka – y. Unanimous approval. . B. Cohen moved to approve the application as presented. Seconded by C. Barry. Roll call – Melofchik – y, Baldwin – y, Cohen – y, Barry – y, Worden – y, Bush – y, Makowka – y. Unanimous approval.
- c. **Informal Hearing re: 25 Elder Terrace (Tremblay) for landscaping changes including some not at grade level.** Applicant stated that last August they got approval to do some more extensive landscaping work to excavate into the side yard and build a patio. Once they started working and thinking about the scope of that

project, they grew concerned that the patio might hurt chances to add on to the house at a later time so they are rethinking everything now. It would be nice to put a gravel parking pad at the location they are now parking on grass. The Commission clarified that they did need approval to level a parking pad out in front of the house to park as shown in photos presented if there was a change in grade. M. Bush said this is a corner lot and as such if they chose the area with the white car that would work but both places might not be approved by building dept. He also indicated that the changes proposed are substantially at existing grade and are not an issue from his perspective. S. Makowka suggested following the grade as much as possible. 2nd part of the current proposal – on the back slope they are thinking about a dry laid stone wall behind the house, up the hill towards Westminster. They want to use natural materials making it look like the wall has been there forever. There would be some slight digging into slope to nestle the rocks in and maybe some backfill to fill in space between wall and slope. Dry laid retaining wall with natural materials is what they are thinking about doing. 2-3 feet would be height. Applicant presented some pictures but not a formal plan showing the exact location of the proposed changes. S. Makowka noted that it is viewable to the public so we would need an application to approve anything. The Commission suggested that the Applicant take a plot plan and clearly draw where the wall will be placed. Need to receive an actual application by 10/6 in order to advertise for the 10/28 AHDC meeting.

- d. **Informal Hearing re: 49 Academy Street (Baldwin) for fiberglass gutters.** D. Baldwin stepped down from the Commission to present his application. Gutters are 17 years old but have deteriorated so it's time to replace with approved fiberglass gutters.

C. Barry moved that the proposal is so insubstantial in its impact on the District that it can be approved by the Commission subject to a 10-day notification of relevant parties. Seconded by B. Cohen. Roll Call – Melofchik – y, Baldwin – y, Cohen – y, Barry – y, Worden – y, Bush – y, Makowka – y. unanimous approval. C. Barry moved approval of the application as presented. Seconded by J. Worden. Roll call vote --Melofchik – y, Baldwin – y, Cohen – y, Barry – y, Worden – y, Bush – y, Makowka – y. Unanimous approval.

6. Old Business

- a. **Avon Place Historic District and Realtor Designee vacant commissioner seats** – C. Greeley will reach out to applicants for resumes. M. Dunn, Central HD representative – C. Greeley will ask for a formal resignation letter. C. Grinnell who had expressed interest in the past would be great and M. Bush will reach out to him to join us.
- b. **Report from Streetscape sub-committee** No discussion
- c. **Modification of Design Guidelines (Little Libraries)** No discussion

7. Review of projects

- 8. **Meeting Will Adjourn Directly From End of Executive Session. Following exit ES, motion to adjourn.** Melofchik – y, Baldwin – y, Cohen – y, Barry – y, Worden – y, Bush – y, Makowka – y. Meeting adjourned at 9:22pm